

MOILLINGEFICIAL COPY.

the state of the s	ar in the party of the state of	name as the composite of the party of the first party of the first party of the first party of the first party	DEPT-01 RECURDING \$23.50
THIS INDENTURE, made		10. 92 , betwe	794444 TRAN 4577 08/10/92 13:40:00 47383 4 54 57 57 13:40:00
Michael Salamone &	wf_Carol L (j	oint tenancy)	AMERICAN AND ALL AND A SECOND PORT OF THE PARTY OF THE PA
1917 W. 28th St.	Cicero	Illinois	- A
(NO. AND STRI	EED	(CITY) (STATE)	000000
Discount Home Rem			1
4501 N. Cumberlan		eIllinois	
(NO. AND STRI	EE(I)	(CITY) (STATE)	Above Space for Recorder's Use Only
herein referred to es "Mortgago THAT WHEREAS the Me	e," witnesseth: 	d to the Mortgagee paryign):	THE PROPERTY AND ADDRESS OF THE PROPERTY ADDRESS OF THE PROPERTY AND ADDRESS OF THE PROPERTY ADDRESS OF THE PROPERTY AND ADDRESS OF THE PROPERTY ADDRESS OF TH
		DOLLARS (\$D)	to a Retail Installment Contract of even date herewith, in the Amount 100
Contract from time to time u ipa	, in and by which contract the Financed at the Annual Period in ——59——— mont	he Mortgagors promise to percentage Rate of	98 the said Amount Financed together with a Finance Charge on the 98 th accordance with the terms of the Retail Installment 162, 39 each, beginning treafter, with a final Installment of \$ 162, 39
			as stated in the contract, and all of said indebtedness iting appoint, and in the absence of such appointment, then at the office
NOW, THEREFORE, the	e Mortgopors to secure the	payment of the said sum in	n accordance with the terms, provisions and limitations of that Retail
Installment Contract and this Mo	origage, and the performance RANT unto the Mortgages, crein, situate, lying and bein	e of the covenants and agrees, and the Mortgagee's successing in the	ments herein contained, by the Mortgagors to be performed, do by these ssors and assigns, the following described Real Estate and all of their
COURT OF THE PROPERTY OF THE P)	Tablish Align comes subsets to the May requirement to Morning and the Morning
:		' O	
Lot 9 in Bloc	ck 2 in H.W.Fisch	ner's Addition to	Morton Park, in the Southeast 1/4 East of the Third Principal Meridian
in Cook Count	8, lownship 39 No ty, Illinois.)rth range 10,	dest of the mird remember herzeren.
	•3 ,	()	
		~O.	1
PERMANENT REAL ESTAT	E INDEX NUMBER:	16-28-411-00	$\mathcal{D}_{\mathbf{x}}$
ADDRESS OF PREMISES:	4917 W. 28th St		
The second by	Cicero, Illinoi		6/8
PREPARED BY:		i.	
	Disocunt Home R		10/1
	4501 N. Cumber!		TI
which, with the property herinafte	Norridge, Ill. er described, is referred to h	rorain as the "promises,"	· S _ N
TOGETHER with all impro ong and during all such times as N all apparatus, engipment of acticle	ovements, tenemants, casem Aartgagors may be entitled t	ients, fixtures, and appartent thereto (which are pledged p	nances thereto belonging, and a? ront , issues and profits thereof for ko orimarily and on a parity with stid to the tate and not secondarily) and
coverings, awaings, stoves and wai igreed that all similar apparatus,	 d), and ventilation, including ter heaters. All of the forego, equipment or articles herea 	ng (without restricting the fe sing are declared to be a part	hout, gus, air conditioning, water, up'd, waver, refrigeration (whether foregoing), screens, window shades, y arm doors and windows, floor to fault real estate whether physically ray on all thereto or not, and it is by Mortgagors or their successors or a sign shall be considered as
coverings, awaings, stoves and waingreed that all similar apparatus, constituting part of the real estate TO HAVE AND TO HOLD instein set forth, free from all rights wortgagors do hereby expressly to	d), and ventilation, including the featers. All of the forego- ceptipment or articles hereas. I the premises unto the Morts and benefits under and by velease and waive.	ng (without restricting the fo sing are declared to be a part- after placed in the premises rigagee, and the Mortgagee's virtue of the Homestead Exet	hoot, gas, air conditioning, water, up'.d.,"wer, refrigeration (whether foregoing), screens, window shades, r.or.a doors and windows, floor tof said real estate whether physically r.dr.ca. at thereto or not, and it is by Mortgagory or their successors or a signs shall be considered as 's successors and assigns, forever, for the purposes, and upon the uses implien Laws of the State of Illinois, which said rights and benefits the
coverings, awaings, stoves and wai igreed that all similar apparatus, constituting part of the real estate TO HAVE AND TO HOLD perein set forth, free from all rights Mortgagors do hereby expressly re	d), and ventilation, including the featers. All of the forego equipment or articles herea is. I the premises unto the Moris and benefits under and by velease and waive. Two pages. The covenant nee and are unfart herea	ng (without restricting the fo sing are declared to be a part- after placed in the premises (tgagee, and the Mortgagee's virtue of the Homestead Exer- ts, conditions and provisi- af and shall be binding of	heat, gas, air conditioning, water, up'.d., "wer, refrigeration (whether foregoing), screens, window shades, r.arm doors and windows, floor of said real estate whether physically r.tr earl thereto or not, and it is by Mortgagors or their successors or a signs shall be considered as 's successors and assigns, forever, for the purposes, and upon the uses implien Laws of the State of Illinois, which said rights and benefits the ions appearing on page 2 (the reverse side of this mortage) are on Mortgagors, their holes, successors and assigns.
coverings, awaings, stoves and waingreed that all similar apparatus, constituting part of the real estate TO HAVE AND TO HOLE perein set forth, free from all rights Mortgagors do hereby expressly remained to the mortgago consists of neorporated horein by referen Witness the hand and a PLEASE	d), and ventilation, including the featers. All of the forego equipment or articles herea is. I the premises unto the Moris and benefits under and by velease and waive. Two pages. The covenant nee and are unfart herea	ng (without restricting the fo sing are declared to be a part- after placed in the premises (tgagee, and the Mortgagee's virtue of the Homestead Exer- ts, conditions and provisi- af and shall be binding of	heat, gas, air conditioning, water, up'd, "wer, refrigeration (whether foregoing), screens, window shades, r.oru doors and windows, floor of said real estate whether physically n.t. en al thereto or not, and it is by Mortgagors or their successors or a sign shall be considered as 's successors and assigns, forever, for the purposes, and upon the uses implien Laws of the State of Illinois, which said rights and benefits the ions appearing on page 2 (the reverse side of this mortage) are on Mortgagors, their hoirs, successors and assigns.
coverings, awaings, stoves and waingreed that all similar apparatus, constituting part of the real estate TO HAVE AND TO HOLD perein set forth, free from all rights wortgagers do hereby expressly removed the mortgage consists of neorporated horein by reference Witness the hand and a	d), and ventilation, including the featers. All of the forego equipment or articles herea is. I the premises unto the Moris and benefits under and by velease and waive. Two pages. The covenant nee and are unfart herea	ng (without restricting the fo sing are declared to be a part- after placed in the premises (tgagee, and the Mortgagee's virtue of the Homestead Exer- ts, conditions and provisi- af and shall be binding of	heat, gas, air conditioning, water, up htwer, refrigeration (whether foregoing), screens, window shades, your doors and windows, floor tof said real estate whether physically rate or at the reto or not, and it is so by Mortgagors or their successors or at signs shall be considered as its successors and assigns, forever, for the purposes, and upon the uses imption Laws of the State of Illinois, which said rights and benefits the consumption on page 2 (the reverse side of this mortage) are not Mortgagors, their heirs, successors and assigns.
coverings, awaings, stoves and waingreed that all similar apparatus, constituting part of the real estate TO HAVE AND TO HOLE perein set forth, free from all rights Mortgagors do hereby expressly remained by reference witness the hand and a PLEASE PRINT OR TYPE NAME(S) BELOW	d), and ventilation, including the featers. All of the forego equipment or articles herea is. I the premises unto the Moris and benefits under and by velease and waive. Two pages. The covenant nee and are unfart herea	ng (without restricting the foing are declared to be a partafter placed in the premises rigagee, and the Mortgagee's virtue of the Homestead Exercise, conditions and provising and shall be binding of the Partageon with the Sand Sand Sand Sand Sand Sand Sand Sand	heat, gas, air conditioning, water, up. 1., "wer, refrigeration (whether foregoing), screens, window shades, z.or.n doors and windows, floor tof said real estate whether physically r.tr curd thereto or not, and it is by Mortgagory or their successors or a signs shall be considered as 's successors and assigns, forever, for the purposes, and upon the uses implien Laws of the State of Illinois, which said rights and benefits the sions appearing on page 2 (the reverse side of this mortage) are on Mortgagory, their hoirs, successors and assigns. Triften. (Seal)
coverings, awaings, stoves and waingreed that all similar apparatus, constituting part of the real estate TO HAVE AND TO HOLE perein set forth, free from all rights wortgagers do hereby expressly removed the mortgage consists of neorporated horein by referent Witness the hand and support of PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)	d), and ventilation, including the housers. All of the forego equipment or articles herea 5. I the premises unto the More and benefits under and by velcase and waive. Two pages. The covenant need and are a part herea wal of Moregapes the covenant are a part herea wal	ng (without restricting the foring are declared to be a partafter placed in the premises rigagee, and the Mortgagee's virtue of the Homestead Exercise, conditions and provision and shall be binding or and shall be binding or declared the state of the s	heat, gas, air conditioning, water, op la, "over, refrigeration (whether foregoing), screens, window shades, zorn doors and windows, floor tof said real estate whether physically rate or althereto or not, and it is so by Mortgagors or their successors or a signs shall be considered as its successors and assigns, forever, for the purposes, and upon the uses implien Laws of the State of Illinois, which said rights and benefits the consumption on page 2 (the reverse side of this mortage) are on Mortgagors, their heirs, successors and assigns.
roverings, awaings, stoves and waingreed that all similar apparatus, constituting part of the real estate TO HAVE AND TO HOLD rerein set forth, free from all rights wortgagers do hereby expressly rotation of the mortgage consists of reorporated horein by referent witness the hand and an PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) SIDNEY M CONING	d), and ventilation, including the heaters. All of the forego equipment or articles herea 5. I the premises unto the Mores and benefits under and by velease and waive. Two pages. The covenant need and are a part herea and seed of Mortgapers the coverant to the covenant are a part herea and are a part herea.	ng (without restricting the foring are declared to be a partafter placed in the premises rigagee, and the Mortgagee's virtue of the Homestead Exercise, conditions and provision and shall be binding or and shall be binding or declared first above with the binding of the first above with the binding of the	heat, gas, air conditioning, water, up ht. Tower, refrigeration (whether foregoing), screens, window shades, hor a doors and window, floor of shall real estate whether physically not condition or uni, and it is soly Mortgagors or their successors or a signs shall be considered as its successors and assigns, forever, for the purposes, and upon the uses implient aws of the State of Illinois, which said rights and benefits the done appearing on page 2 (the reverse side of this mortage) are on Mortgagors, their heirs, successors and assigns. Triften. (Seal) (Seal) (the undersigned, a Notory Public in and for said County in Carol L. (joint tenancy)
PLEASE PRINT OR TYPE NAME(S) BUT Of Illinois GPUING SEAL PLEASE PRINT OR PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) SIDNEY M CONING	d), and ventilation, including the teaters. All of the forego, equipment or articles herea. It is the premises unto the More and benefits under and by velease and waive. Two pages. The covenant need and are a part horse and are a part horse and of Mortgators the covenant are a part horse and of Mortgators the Children and the covenant are a part horse and of Mortgators the covenant are a part horse and of Mortgators the covenant are a part horse and of Mortgators the covenant are a part horse and the covenant are a part of the same to be the same to	ng (without restricting the foring are declared to be a part after placed in the premises rigagee, and the Mortgagee's virtue of the Homestead Exercise conditions and provising and shall be binding or district that we will be supported by the state of the Homestead Exercise Carlo C	hoot, gas, air conditioning, water, op d., over, refrigeration (whether foregoing), servens, window shades, y.or.it doors and windows, floor of said real estate whether physically rate or at thereto or not, and it is so by Mortgagors or their successors or a signs shall be considered as its successors and assigns, forever, for the purposes, and upon the uses implien Laws of the State of Illinois, which said rights and benefits the consumption on page 2 (the reverse side of this mortage) are on Mortgagors, their hoirs, successors and assigns. (Seal) I, the undersigned, a Notery Public in and for said County in the undersigned, a Notery Public in and for said County in the said instrument as the fore one this day in the said instrument as the day in free said instrument as the day in free said instrument as the fore the
This mortgage consists of recordings the hand and recording part of the real estate TO HAVE AND TO HOLD rerein set forth, free from all rights wortgagers do hereby expressly remained by reference witness the hand and a price of the real estate print or type name(s) PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) SIDNEY M CONNER SIDNEY M CONNER COLORED FOR THE PRINT OF THE	d), and ventilation, including the teaters. All of the forego-ceptipment or articles herea. It is the premises unto the More and benefits under and by velease and waive. Two pages. The covenant need and are a part herea and are a part herea and of More and the covenant need of More and a part herea and of More and a part herea and of More and a part herea and a	ng (without restricting the foring are declared to be a part after placed in the premises rigagee, and the Mortgagee's virtue of the Homestead Exercise conditions and provising and shall be binding or district that we will be supported by the state of the Homestead Exercise Carlo C	hoot, gas, air conditioning, water, op h
PLEASE PRINT OR TYPE NAME(S) BUT Of Illinois GPUING SEAL PLEASE PRINT OR PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) SIDNEY M CONING	d), and ventilation, including the teaters. All of the forego-ceptipment or articles herea. It is the premises unto the More and benefits under and by velease and waive. Two pages. The covenant need and are a part herea and are a part herea and of More and the covenant need of More and a part herea and of More and a part herea and of More and a part herea and a	ng (without restricting the foring are declared to be a part after placed in the premises rigagee, and the Mortgagee's virtue of the Homestead Exercise conditions and provising and shall be binding or district that we will be supported by the state of the Homestead Exercise Carlo C	hoot, gas, air conditioning, water, 19'dwer, refrigeration (whether foregoing), screens, window shades, 2 or a doors and windows, floor of shall real estate whether physically rar on at thereto or not, and it is so by Mortgagors or their successors or a signs shall be considered as its successors and assigns, forever, for the purposes, and upon the uses implien Laws of the State of Illinois, which said rights and benefits the consumption on page 2 (the reverse side of this mortage) are on Mortgagors, their hoirs, successors and assigns. (Seal) I, the undersigned, a Notory Public in and for said County in Carol L. (joint tenancy) ATC subscribed to the foregoing instrument, appeared before me this day in the said instrument as the irregion and voluntary act, for the

ADDITIONAL CONVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND INCORPORATED THEREIN BY REFERENCE.

- 1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof and upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgagee or to holder of the contract; (4) complete within a reasonable time any buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.
- 2. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special taxes, special assessments, water charges, sawer service charges, and other charges against the premises when due, and shall upon written request, furnish to Mortgagee or to holders of the contract duplicate receipts therefor. To provent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
- 3. Mortgagors shall keep all buildings and improvements now and hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the contract, under insurance policies payable, in case of loss or damage, to Mortgages, such rights to be evidenced by the standard mortgage clause to be stanched to each policy, and shall deliver all policies including additional and renewal policies to holder of the contract and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
- 4. In case of default therein, Mortgagee or the holder of the contract may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, oc., promise or settle any tax lien or other prior lien on title or claim thereof, or redeem from any tax sale or forfeiture, affecting said premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Mortgagee or the holders of the contract to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedy ass secured hereby and shall become immediately due and payable without notice. Inaction of Mortgagee or holders of the contract shall never be considered as a wayer of any right accruing to them on account of any default hereunder on the part of the Mortgagors.
- 5. The Mortgagee or the holds of the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax is not title or claim thereof.
- 6. Mortgagors shall pay each item of ind by chess herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgagors, all unpaid in a btedness secured by the Mortgage shall notwithstanding anything in the contract or in this Mortgage to the contrary, become due and payable (a) in the case of default in making payment of any instalment on the contract which default shall continue for 30 days, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall become dire whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof, there shall be allowed at 1 included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee or holder of the contract for attorneys' fees, appraiser's fees, outlays for documentary and expent evidence, stemographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies. Torreis emilicates and similar data and assurances with respect to title as Mortgagee or holder of the contract may deem to be reasonably necessary either to prosecute s ich uif or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures of expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, when pall for incurred by Mortgagee or holder of the contract in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness hereby accuract or (b) preparations for the commencement of a ty such for the foreclosure hereof after accural of such right to foreclose whether or not actually commenced or (c) preparations for the defense of any threatened such proceeding which might affect the premises or the security hereof whether or not actually commenced.
- 8. The proceeds of any foreclosure sale of the premises shall be distributed and explicit in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the contract, aird, all other indebtedness, if any, remaining unpaid on the contract, fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns as their righs may appear.
 - 9. Upon, or at any time after the filing of a bill to foreclose this mortgage the court in which as in bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale without notice, without regard to the solvency or insolvency of Mortgages at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as such receiver. Such receiver shall have power to collect the rents, issues and profits of said provides during the pendency of such foreclosure suit and, in case of a sale and a deficiency during the full statutory period of redemption, whether there be redempted to not, as well as during any further times when Mortgagers, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during me whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this Mortgage or any tax, special assessment or other lien which may be or become superior to the lien here of or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.
 - 10. No action for the enforcement of the lien or any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the contract hereby secured.
 - 11. Mortgages or the holder of the contract shall have the right to inspect the premises at all reasonable times and access ther to shall be premitted for that purpose.
 - 12. If Mortgagors shall sell, assign or transfer any right, title or interest in said premises, or any portion thereof, without the written consent of the holder of the contract secured hereby, holder shall have the right, at holder's option, to delcare all unpaid indebtedness secured by this mortgage to be immediately due and payable, anything in said contract or this mortgage to the contrary notwithstanding.

FOR	ASSIGNMENT FOR VALUABLE CONSIDERATION, Mortgagee hereby sells, assigns and transfers the within mortgage to					
Date	Mortgagee					
D E	NAME STREET SMITH ROTHCHILD FINANCIAL CORP.	FOR RECORDERS INDEX PURPOSE ADDRESS OF ABOVE DESCRIBED				
L I V E R	221 N. LASALLE ST., SUITE 1300 CHICAGO, ILLINOIS 60601	This Instrument Was Prep	ared By			